

**ORDINANCE NO. 20160616-038**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8219 BURLESON ROAD FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO LIMITED INDUSTRIAL SERVICES-CONDITIONAL OVERLAY (LI-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim-rural residence (I-RR) district to limited industrial services-conditional overlay (LI-CO) combining district on the property described in Zoning Case No. C14-2016-0015, on file at the Planning and Zoning Department, as follows:

Lot 1, Block A, Sundberg Estates subdivision, a subdivision in Travis County, Texas, as recorded in Document No. 200400334 of the Official Public Records of Travis County, Texas, SAVE and EXCEPT the 29.246 acres deeded to Travis County on Exhibit A attached hereto (the "Property"),

locally known as 8219 Burleson Road in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit "B".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- B. The following uses are not permitted uses for the Property:

Basic industry  
Scrap and salvage

Resource extraction

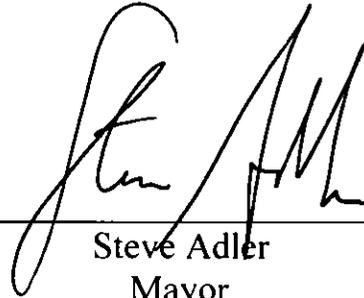
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited industrial services (LI) district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on June 27, 2016.

**PASSED AND APPROVED**

June 16, 2016

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§  
§



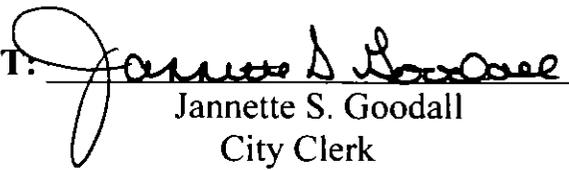
Steve Adler  
Mayor

**APPROVED:**



Anne L. Morgan  
City Attorney

**ATTEST:**



Jannette S. Goodall  
City Clerk

FIELD NOTES  
FOR

A 29.245 acres, or 1,273,916 square feet more or less, tract of land out of Lot 1, Block A of the Sundberg Estates Subdivision recorded in Document 200400334 of the Official Public Records of Travis County, Texas, out of the Santiago Del Valle Grant, in Travis County, Texas. Said 29.245 acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the Central Zone with a combined scale factor of 1.00004, all distances are surface distances:

**BEGINNING:** At a found ½" iron rod with cap marked "Bury Partners" in the west right-of-way line of U.S. Highway 183, a variable width right-of-way, the southeast corner of said Lot 1, the northeast corner of a 12.7 acre tract recorded in Deed Records of Travis County, Texas and in the centerline of Onion Creek as surveyed on November 19, 2010, Grid Coordinates of N 10038383.04, E 3131973.23;

**THENCE:** Departing the west right-of-way line of said U.S. Highway 183, along and with the south line of said Lot 1 and the centerline of Onion Creek, the following calls and distances:

N 85°32'02" W, a distance of 159.45 feet to a calculated point;

N 68°54'33" W, a distance of 338.39 feet to a calculated point;

N 69°47'39" W, a distance of 299.46 feet to a calculated point;

N 64°02'44" W, a distance of 185.50 feet to a calculated point;

N 55°02'29" W, a distance of 262.95 feet to a calculated point;

N 81°10'15" W, a distance of 269.12 feet to a calculated point;

N 75°44'56" W, a distance of 384.03 feet to a calculated point;

N 73°07'18" W, a distance of 269.64 feet to a calculated point;

N 75°58'08" W, a distance of 292.00 feet to a calculated point;

N 77°31'09" W, a distance of 268.07 feet to a calculated point, the southwest corner of said Lot 1;

THENCE: N 27°32'22" E, departing the centerline of Onion Creek and the north line of a 47.457 acre tract recorded in Volume 831, Page 536 of the Deed Records of Travis County, Texas, along and with the west line of said Lot 1, the east line of a called 75.81 acre tract recorded in Volume 11955, Page 696 of the Real Property Records of Travis County, Texas, a distance of 1013.42 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

THENCE: Departing the west line of said Lot 1 and the east line of said called 75.81 acre tract, over and across said Lot 1, the following calls and distances:

S 23°38'13" E, a distance of 119.71 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 22°33'51" W, a distance of 209.12 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 15°18'47" E, a distance of 446.18 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 83°36'41" E, a distance of 201.50 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 78°03'14" E, a distance of 206.16 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 18°13'00" E, a distance of 62.44 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 59°49'31" E, a distance of 160.11 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 76°47'00" E, a distance of 127.95 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 68°21'09" E, a distance of 152.26 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 03°00'41" W, a distance of 77.93 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 44°29'32" E, a distance of 95.96 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 72°09'36" E, a distance of 87.85 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 03°18'58" W, a distance of 40.44 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 57°27'06" E, a distance of 292.12 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 85°17'47" E, a distance of 220.51 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 69°55'36" E, a distance of 155.96 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 69°55'52" E, a distance of 292.75 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

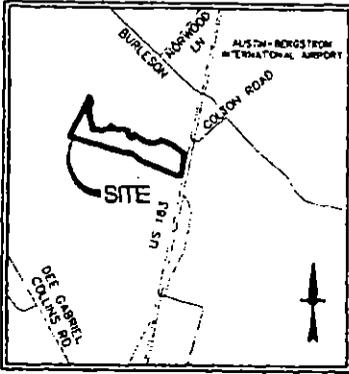
S 53°10'33" E, a distance of 332.21 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", the west right-of-way line of said U.S. Highway 183 and the east line of said Lot 1;

THENCE: S 12°23'04" W, along and with the west right-of-way line of said U.S. Highway 183 and the east line of said Lot 1, a distance of 460.41 feet to the POINT OF BEGINNING, and containing 29.245 acres in Travis County, Texas, Said tract being described in accordance with a survey prepared by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: December 8, 2010  
REVISED: January 6, 2011  
JOB NO. 59004-10  
DOC. ID. H:\AUSTIN SURVEYS\SURVEY10\10-59100\59004-10\WORD\TRACT 2.doc  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-00  
A portion of TCAD Parcel No. 0331210101



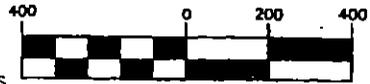
*G.E. Buchanan*



**LOCATION MAP**  
N.T.S.

**DEED/PLAT REFERENCE**

DR DEED RECORDS OF TRAVIS COUNTY, TEXAS  
 PR PLAT RECORDS OF TRAVIS COUNTY, TEXAS  
 OPR OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS



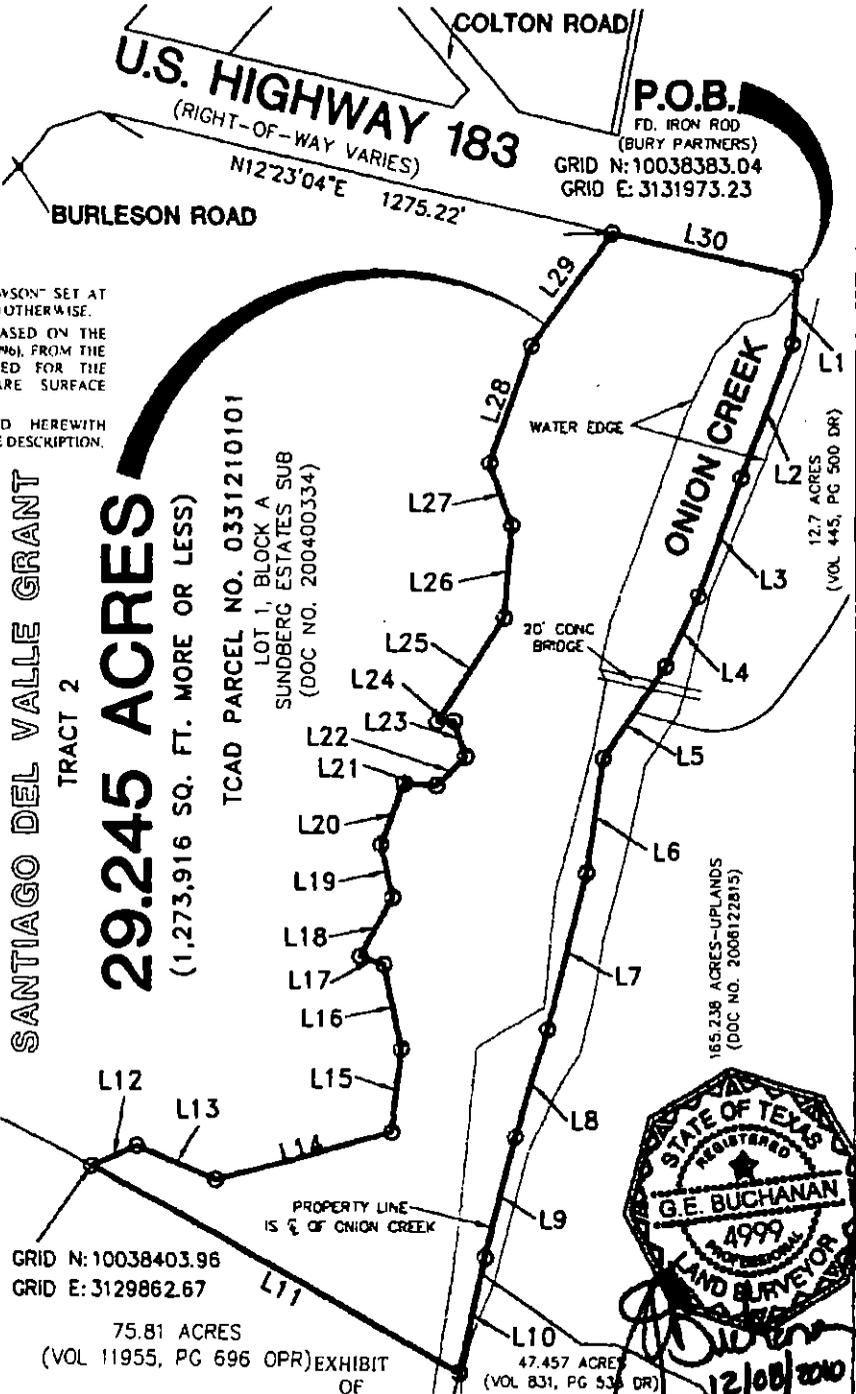
( IN FEET )  
 1 inch = 400 ft.

**NOTES:**

- 1) MONUMENT WITH CAP STAMPED "PAPE-DAWSON" SET AT SUBJECT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
- 2) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1986), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE. DISTANCES SHOWN ARE SURFACE COMBINED SCALE FACTOR=1.0004
- 3) THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.



LINE	BEARING	LENGTH
L1	N 85°32'02" W	159.45'
L2	N 88°54'33" W	338.38'
L3	N 89°47'39" W	289.46'
L4	N 64°02'44" W	185.90'
L5	N 59°02'28" W	267.98'
L6	N 81°10'14" W	269.12'
L7	N 75°44'56" W	384.03'
L8	N 73°07'18" W	269.84'
L9	N 75°58'08" W	292.00'
L10	N 77°31'09" W	288.07'
L11	N 27°32'22" E	1013.42'
L12	S 23°38'13" E	119.71'
L13	S 22°33'51" W	209.12'
L14	S 15°18'47" E	446.18'
L15	S 83°36'41" E	201.90'
L16	N 78°07'14" E	209.18'
L17	N 187°3'00" E	82.44'
L18	S 98°49'31" E	160.11'
L19	N 78°47'00" E	127.85'
L20	S 88°21'09" E	152.28'
L21	S 03°00'41" W	77.93'
L22	S 44°29'32" E	95.98'
L23	N 72°08'38" E	87.85'
L24	N 03°18'58" W	40.44'
L25	S 57°27'08" E	292.12'
L26	S 85°17'47" E	220.91'
L27	N 69°55'38" E	158.98'
L28	S 89°53'52" E	282.75'
L29	S 53°10'33" E	332.21'
L30	S 12°23'04" W	460.41'



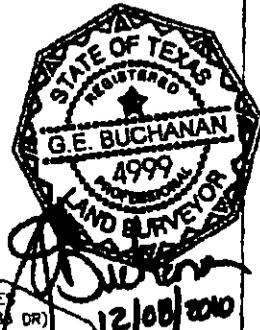
**SANTIAGO DEL VALLE GRANT**  
 TRACT 2  
**29.245 ACRES**  
 (1,273,916 SQ. FT. MORE OR LESS)

TCAD PARCEL NO. 0331210101  
 LOT 1, BLOCK A OF THE  
 SUNDBERG ESTATES SUB  
 (DOC NO. 200400334)

GRID N: 10038403.96  
 GRID E: 3129862.67

75.81 ACRES  
 (VOL 11955, PG 696 OPR) EXHIBIT  
 OF

47.457 ACRES  
 (VOL 831, PG 533 DR)



A 29.245 ACRES, OR 1,273,916 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF LOT 1, BLOCK A OF THE SUNDBERG ESTATES SUBDIVISION RECORDED IN DOCUMENT 200400334 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, OUT OF THE SANTIAGO DEL VALLE GRANT, IN TRAVIS COUNTY, TEXAS



PAPE-DAWSON ENGINEERS  
 12000 W. HAWTHORNE AVENUE, SUITE 100  
 FORT WORTH, TEXAS 76134  
 (817) 336-1111  
 www.pape-dawson.com

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REVISED: JANUARY 06, 2011  
 DATE: DECEMBER 8 2010

JOB No.: 59004-10



- N
- Subject Tract
- Pending Case
- Zoning Boundary
- Railroads

1,000 2,000 Feet

1" = 2,000'

## ZONING

### ZONING CASE#: C14-2016-0015

## Exhibit B



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.